

EXHIBIT A

RE: SEA PROPERTIES I, LLC
Store No. 805
1321 Huguenot Road
Midlothian, Virginia

CURE AMOUNT

Pre-petition claim	rent 11/1 to 11/9	\$ 5,875.00
	taxes 7/1 to 11/9	\$ 23,643.00
		<u>\$ 29,518.00</u>
Post-petition (Stub rent) claim	rent 11/10 to 11/30	\$ 13,708.33
	taxes 11/10 to 12/31	\$ 9,314.18
	taxes 12/1 to 12/31	\$ (5,552.69)
	tax penalty after 12/5/08	\$ 3,295.78
	tax interest on 1/1/09 and each successive month (302.10/month)	<u>\$ 906.30</u>
		<u>\$ 21,671.90</u>
Post-petition 365(b)(3) claim	rent 6/1 to 6/3	\$ 1,958.33
	taxes 1/1 to 6/3	\$ 28,014.20
		<u>\$ 29,972.53</u>
Attorneys fees	Clement & Wheatley	\$ 27,143.53
	Chadbourne & Parke LLP	\$ 2,320.50
		<u>\$ 29,464.03</u>
	TOTAL	<u><u>\$ 110,626.46</u></u>